


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 3644 Roland Avenue		

TO Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: November 2, 2011

REQUEST

The Department of Planning has received Benedict Frederick's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as three dwelling units, specifically by converting an existing third floor rooming unit to a third dwelling unit. We understand that this appeal is scheduled for hearing on November 22, 2011.

SITE

3644 Roland Avenue is located on the west side of the street, approximately 40' south of the intersection with 37th Street. This property measures approximately 30' by 125' and is currently improved with a three-story semi-detached residential building measuring approximately 20' by 64'. This site is zoned R-7 and is located within the Hampden National Register Historic District.

ANALYSIS

Use: In this zoning district, multiple-family dwellings are a permitted use, and so are allowed (§4-1001). In this case, the property was last authorized for use as a single-family semi-detached dwelling, which is also a permitted use in this R-7 General Residence District.

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, and R-6 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than one family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located (§3-305.b.1).

Lot Area: In this zoning district, multiple-family dwellings require 1,100 square feet of lot area per dwelling unit (§4-1006.a.). In this case, for three dwelling units, 2,750 square feet of lot area is required. The lot encloses 3,750 square feet, and so does meet this requirement.

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). In this zoning district, multiple-family dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For three dwelling units, three parking spaces are required; two are provided in the rear yard of the property, accessible by an existing driveway leading from Roland Avenue.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Benedict Frederick, Appellant